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Doc#: 1321042005 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2013 08:49 AM Pg: 1 of 8

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This Document Prepared By:

Stuart M. Kessler
3255 N. Arlington Heights Road
Suite 505
Arlington Heights, IL 60004

After Recording Return To:

Gennady Sirota
3667 Oak Ave
Northbrook, IL 60062

SPECIAL WARRANTY DEED

THIS INDENTURE made this 26 day of June, 2013, between JPMorgan Chase Bank, N.A., hereinafter ("Grantor"), and Gennady Sirota and Irene Sirota, whose mailing address is 3667 Oak Ave., Northbrook, IL 60062, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **314 Shoreline Court, Glencoe, IL 60022**

** not as tenants in common but as joint tenants*

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than

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BOX 333-CP



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those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

REAL ESTATE TRANSFER		07/05/2013
	COOK	\$875.00
	ILLINOIS	\$1,750.00
TOTAL:		\$2,625.00

05-08-303-027-0000 | 20130601606143 | W2JDB3

Property of Cook County Clerk's Office

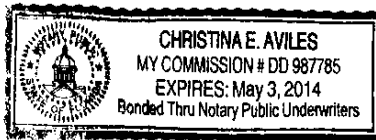
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Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this June 26, 2013, by Kandie Nicole George a/k/a Kandie Nikki George, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.



X

Notary Public

(seal)

Printed Name: Christina E. Aviles

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Exhibit B
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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Exhibit A
Legal Description



LOT 8 IN SHEESLEY SUBDIVISION, BEING A RESUBDIVISION OF LOT 4 IN RUBEN AND ORB'S SUBDIVISION OF PART OF FRACTIONAL SECTION 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF GLENCOE, COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 05-08-303-027-0000

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